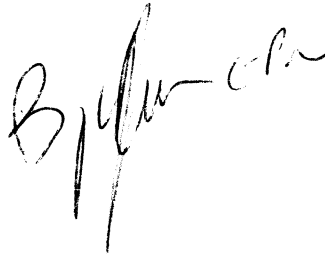


DATE: July 27, 2004
TO: Municipal Clerk
FROM: Byron E. Johnson, C.P.M.
Director of Purchasing - X4313
THRU: Aurora Wells
Interim Bid Clerk, ext. 4038



Please place the following item on the **REGULAR** agenda for the Council Meeting of **AUGUST 3, 2004**:

Bid No.: 2004-178 Lower Valley Branch Library
Contractor: Banes General Contractors, Inc.
El Paso, Texas
Department: Library
Funds Available: 31130562-60004-PPW0056006YR2-508027
Funding Source: 2000 Quality of Life Bonds
Items: Base Bid I \$2,130,000.00
Alternate 7 to Base Bid I \$ 6,900.00
Total Award: \$2,136,900.00
Districts: 7

MOTION:

The Departments of Purchasing, Engineering, and Library recommend award of this contract to Banes General Contractors, Inc. City Council hereby finds that this Offeror has provided the Best Value Proposal to the City. It is requested that the Mayor of the City of El Paso be authorized to sign the referenced contract approved by the City Engineer, Contract Compliance, and the City Attorney. Additionally, it is requested that the Mayor be authorized to execute budget transfers for this award and project, as necessary.

As part of the award of this contract, the City Engineer is authorized to approve contract changes which are necessary for proper construction of the work and carrying out the intent of the design, but which do not increase the scope of the contract as awarded, in an amount not to exceed \$25,000 per numbered change order, and not to exceed the total of 10% of the original contract price as awarded, without further authorization by City Council.

Contact Person: Byron E. Johnson, Director of Purchasing C.P.M. at 541-4308.

AGENDA FOR: **AUGUST 3, 2004**

Agenda Item Form

Agenda Date: 8/3/04

Districts Affected: 7

Dept. Head/Contact Information: Byron Johnson, Director, Purchasing Department

Type of Agenda Item:

- | | | |
|----------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Staffing Table Changes | <input type="checkbox"/> Board Appointments |
| <input type="checkbox"/> Tax Installment Agreements | <input type="checkbox"/> Tax Refunds | <input type="checkbox"/> Donations |
| <input checked="" type="checkbox"/> RFP/ BID/ Best Value Procurement | <input type="checkbox"/> Budget Transfer | <input type="checkbox"/> Item Placed by Citizen |
| <input type="checkbox"/> Application for Facility Use | <input type="checkbox"/> Bldg. Permits/Inspection | <input type="checkbox"/> Introduction of Ordinance |
| <input type="checkbox"/> Interlocal Agreements | <input type="checkbox"/> Contract/Lease Agreement | <input type="checkbox"/> Grant Application |
| <input type="checkbox"/> Other _____ | | |

Funding Source:

- ☐ General Fund
- ☐ Grant (duration of funds: _____ Months)
- ☒ Other Source: Quality of Life Bonds

Legal:

- ☒ Legal Review Required Attorney Assigned (please scroll down): Ruth Reyes ☐ Approved ☐ Denied

Timeline Priority: ☒ High ☐ Medium ☐ Low # of days: 300

Why is this item necessary:

To award construction project.

Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:

Cost of Project is \$2,136,900.00. Any ongoing maintenance or operating expenditures will come from operating accounts.

Statutory or Citizen Concerns:

N/A

Departmental Concerns:

N/A

**CONSTRUCTION PROJECT FORM – BEST VALUE PROCUREMENT
Lump Sum**

DATE: July 27, 2004
PROJECT: Lower Valley Branch Library
BID NO: 2004-178
ACCOUNT NO: 31130562-PPW0056006YR2-60004-508027
FUNDING SOURCE: 2000 Quality of Life Bonds
DEPARTMENT: Library
REPRESENTATIVE DISTRICT(S): Rojas / 7

AGENDA DATE: AUGUST 3, 2004 **CONTRACTOR:** Banes General Contractors, Inc.
AMOUNT: \$2,136,900.00

MOTION:

The Departments of Engineering, Purchasing and Library recommend the award of this contract to Banes General Contractors, Inc. City Council hereby finds that this Offeror has provided the Best Value Proposal to the City. It is requested that the Mayor of the City of El Paso be authorized to sign the referenced contract approved by the City Engineer, Contract Compliance, and the City Attorney. Additionally, it is requested that the Mayor be authorized to execute budget transfers for this award and project, as necessary.

As part of the award of this contract, the City Engineer is authorized to approve contract changes which are necessary for proper construction of the work and carrying out the intent of the design, but which do not increase the scope of the contract as awarded, in an amount not to exceed \$25,000 per numbered change order, and not to exceed the total of 10% of the original contract price as awarded, without further authorization by City Council.

DESCRIPTION OR EXPLANATION:

Base Bid I	\$2,130,000.00
Alternate #1	\$6,900.00

TOTAL RECOMMENDED AWARD: \$2,136,900.00

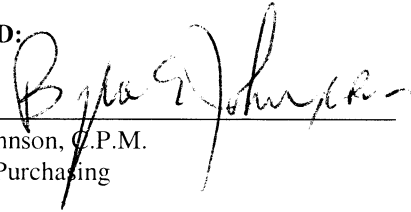
TIME FOR COMPLETION: 300 Consecutive Calendar Days

LIQUIDATED DAMAGES: \$522.00/Consecutive Calendar Day

COUNCIL or MASS TRANSIT BOARD: Approved ☐ Rejected ☐

Municipal Clerk _____ Date _____

APPROVED:



Byron E. Johnson, C.P.M.
Director of Purchasing

Best Value Procurement Project

Lower Valley Branch Library, Bid No. 2004-178

This project was bid with Best Value criteria established prior to the revised criteria approved 7/20/04.

The criteria was as follows:

Offeror's Past Relationship With Owner (Maximum 10 Points)

Contract performance in compliance with City Construction Documents **(0 to 8 points)**

Completion of City contract(s) accomplished prior to completion due date **(0 to 2 points)**

Negative performance on City contract(s) **(minus 0 to 10 points)**

Offeror's Experience & Qualifications (Maximum 10 Points)

Offeror has successfully completed projects similar in scope, size & value **(0 to 8 points)**

Offeror has been in business at least five years **(0 to 2 points)**

Negative performance on contract(s) **(minus 0 to 10 points)**

Benefits (Maximum 10 Points)

Workers offered employer-sponsored Benefits (Medical, Prescriptions):

Prime – pays 60% of cost, receives **4 points**; pays less than 60%, **receives 0 points**.

Subcontractors - 60% of subs offer health insurance and pay 60% of cost, **receives 3 points**; less than 60% of subs offer & pay less than 60% of cost, **receives 0 points**.

Workers offered employer-sponsored ancillary Benefits (Dental, Vision, Life):

Prime – must offer ancillary benefits to receive **2 points**.

Subcontractors – must offer ancillary benefits to receive **1 point**.

LV Branch Library BB I

Offeror	Base Bid I	Low Bid/Bid	Price Score				
Banes General Cont.	\$2,130,000.00	0.98	68.46				
Blair-Hall Co., Inc.	\$2,285,100.00	0.91	63.81				
FT James Const Inc.	\$2,333,111.00	0.89	62.50				
Gemco Construction, Inc.	\$2,703,673.07	0.77	53.93				
Jan-Car, Inc.	\$2,083,000.00	1.00	70.00				
SamCorp General Contr	\$2,225,000.00	0.94	65.53				
Silverton Const Co Inc	\$2,524,000.00	0.83	57.77				
	Banes	Blair-Hall	FT James	Gemco	Jan-Car	SamCorp	Silverton
Price Points	68.46	63.81	62.50	53.93	70.00	65.53	57.77
Past Relationship Pts							
<i>Contract Compliance Pts</i>	9.00	8.00	7.00	5.00	10.00	10.00	8.00
<i>Completion Date Pts</i>							
<i>Negative on City Confs</i>							
Exp & Qual Pts							
<i>Similar Projects Pts</i>	10.00	8.00	10.00	9.00	9.00	10.00	9.00
<i>In Business 5 Yrs Pts</i>							
<i>Negative Perf on Confs</i>							
Benefits Points							
<i>Empl Sponsored Benes</i>	4.00	4.00	4.00	0.00	0.00	4.00	0.00
<i>Ancillary Benefits Pts</i>	3.00	3.00	3.00	3.00	2.00	3.00	0.00
Grand Total Points	94.46	86.81	86.50	70.93	91.00	92.53	74.77

SCOPE OF WORK
THIS IS A BEST VALUE PROCUREMENT PROJECT
LOWER VALLEY BRANCH LIBRARY
BID NO. 2004-178

NOTE: The project consists of Base Bid I and Base Bid II. Only one (1) of the Base Bids will be awarded.

BASE BID I:

The project consists of the construction of a new building, **15,000** square feet +/-, located at 610 N. Yarbrough Drive, El Paso, Texas. The Building will have an exterior Insulated Concrete Panel system with cement plaster finish, steel joists and metal deck, interior metal stud walls, built up roof, etc. Refrigerated roof top units. Site Improvements will consist of Landscaping and Irrigation, Asphalt paving for 80 parking spaces, concrete flumes, wrought iron fence, etc. The above is a brief description of the project and is not limited to the items described. For more information refer to drawings and specifications.

Base Bid I Alternates:

Alternate No. 6 Stainless Steel Toilet Partitions:

Stainless Steel partitions in lieu of painted metal partitions. See architectural drawings and Specification Section 10160 Metal Toilet Compartments. This coordination is not limited to the above-mentioned trades.

Alternate No. 7 Dumpster Walls and Gates:

Exterior CMU walls and metal gates for dumpster, see civil and architectural drawings. This coordination is not limited to the above-mentioned trades.

Alternate No. 9 Skylight: Double Insulated Skylight, coordinate with Architectural, Electrical and Mechanical drawings and Specifications, this coordination is not limited to the above-mentioned trades. See Section 08620 Frame Skylight

Alternate No. 10 Exterior Lighting: Exterior LED lighting at the western facade. See electrical drawings.

BASE BID II:

The project consists of the construction of a new building, **13,500** square feet +/-, located at 610 N. Yarbrough Drive, El Paso, Texas. The Building will have an exterior Insulated Concrete Panel system with cement plaster finish, steel joists and metal deck, interior metal stud walls, built up roof, etc. Refrigerated roof top units. Site Improvements will consist of Landscaping and Irrigation, Asphalt paving for 80 parking spaces, concrete flumes, wrought iron fence, etc. The above is a brief description of the project and is not limited to the items described. For more information refer to drawings and specifications.

Base Bid II Alternates:

Alternate No. 1 Exterior Wing Wall and Fence:

This alternate will include the extension of the northeast and northwest exterior walls including a longer wrought iron fence and Base Bid II fence will be eliminated. Coordinate with Civil, Landscape and Architectural drawings, this coordination is not limited to the above-mentioned trades.

Base Bid II Alternates: (continued)

Alternate No. 2 Exterior Metal Canopies:

Two (2) exterior metal canopies facing south of the building. Coordinate with Civil, Architectural, Structural and Electrical drawings, this coordination is not limited to the above-mentioned trades.

Alternate No. 3 Flex Window Treatment: Flexible fabric window treatment in lieu of metal blinds. See Specification Section 12512 Window Treatments, this coordination is not limited to the above mentioned trades.

Alternate No. 4 Wood Monocell Ceiling System: Natural Wood suspended ceiling system in lieu of exposed painted structure. See Architectural drawings and Specification Section 012512, this will replace Horizontal Metal Blinds. This coordination is not limited to the above-mentioned trades.

Alternate No. 5 Visual Display Boards: Marker and Tack Boards. See Specification Section 10105 Visual Display Boards. This coordination is not limited to the above-mentioned trades.

Alternate No. 8 Projection Screens: See Specification Section 11132 Projection Screen.

Alternate No. 9 Skylight: Double Insulated Skylight, coordinate with Architectural, Electrical and Mechanical drawings and Specifications, this coordination is not limited to the above-mentioned trades. See Section 08620 Frame Skylight

Alternate No. 10 Exterior Lighting: Exterior LED lighting at the western facade. See electrical drawings.

For more information see Specification Section 01030

NOTE: The project consists of Base Bid I and Base Bid II. Only one (1) of the Base Bids will be awarded.

THIS IS A LUMP SUM PROJECT

END OF SCOPE OF WORK

CITY OF EL PASO BID TABULATION

BID ITEM: LOWER VALLEY BRANCH LIBRARY

BID DATE: JULY 14, 2004

BID # 2004-178

DEPARTMENT: LIBRARY

	BANES GENERAL CONTRACTORS, INC. EL PASO, TEXAS	BLAIR HALL CO., INC. EL PASO, TEXAS	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS	GEMCO CONSTRUCTION, INC. EL PASO, TEXAS	JAN-CAR INC. HORIZON CITY, TEXAS	SAMCORP GENERAL CONTRACTORS EL PASO, TEXAS	SILVERTON CONSTRUCTION COMPANY, INC. EL PASO, TEXAS
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID I: Construction of a new 15,000 sq. ft. building	\$2,130,000.00	\$2,285,100.00	\$2,333,111.00	\$2,703,673.07	\$2,083,000.00	\$2,225,000.00	\$2,524,000.00
BASE BID II Construction of new 13,500 sq. ft. building	\$1,936,000.00	\$2,092,400.00	\$2,176,543.00	\$2,568,489.41	\$2,070,000.00	\$2,032,000.00	\$2,293,000.00
ALTERNATE ITEMS FOR BASE BID I ALTERNATE NO. 6 - Stainless Steel Partitions	\$1,500.00	\$1,300.00	\$3,333.00	\$1,933.58	\$916.00	\$1,000.00	\$2,000.00
ALTERNATE ITEMS FOR BASE BID I ALTERNATE NO. 7 - Dumpster walls and gates	\$6,900.00	\$14,900.00	\$15,432.00	\$7,722.04	\$6,720.00	\$12,000.00	\$16,000.00
ALTERNATE ITEMS FOR BASE BID I ALTERNATE NO. 9 - Skylight	\$38,750.00	\$35,100.00	\$55,555.00	\$38,214.10	\$31,560.00	\$32,000.00	\$43,000.00
ALTERNATE ITEMS FOR BASE BID I ALTERNATE NO. 10 - Exterior Lighting	\$25,000.00	\$25,700.00	\$27,654.00	\$34,004.75	\$24,700.00	\$26,000.00	\$28,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 1 - Exterior Wing Wall & Fence	\$62,000.00	\$64,200.00	\$45,678.00	\$45,895.49	\$55,900.00	\$64,000.00	\$44,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 2 - Exterior Metal Canopies	\$98,650.00	\$109,600.00	\$65,432.00	\$43,624.33	\$108,800.00	\$120,000.00	\$107,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 3 - Flex Window Treatment	\$21,300.00	\$21,700.00	\$22,222.00	\$28,733.32	\$22,400.00	\$22,000.00	\$16,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 4 - Wood Monocell Ceiling System	\$4,800.00	\$13,600.00	\$8,888.00	\$43,587.79	\$10,800.00	\$11,000.00	\$5,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 5 - Visual Display Boards	\$1,500.00	\$1,600.00	\$1,234.00	\$3,081.63	\$1,537.00	\$1,000.00	\$1,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 8 - Projection Screen	\$11,000.00	\$10,200.00	\$18,265.00	\$10,436.07	\$6,200.00	\$13,000.00	\$10,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 9 - Skylight	\$38,750.00	\$38,000.00	\$55,555.00	\$38,214.75	\$50,000.00	\$38,000.00	\$43,000.00
ALTERNATE ITEMS FOR BASE BID II ALTERNATE NO. 10 - Exterior Lighting	\$25,000.00	\$23,500.00	\$27,654.00	\$34,004.75	\$25,000.00	\$28,000.00	\$28,000.00
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES	YES	YES
BID BONDS	YES	YES	YES	YES	YES	YES	YES

Approved By:

Barbara Clumley
7-16-04

2004-178 LOWER VALLEY BRANCH LIBRARY

BEST VALUE OFFEROR CERTIFICATION

The evaluation of offers for the Best Value Procurement for:

LOWER VALLEY BRANCH LIBRARY, BID NO. 2004-178 has been completed.

The offeror, Boris General Contractors, Inc., has received the
(Contractor's Name)

highest score, 94.46, and is; therefore, certified as offering the City of El Paso
the Best Value for this project.

The amount of the award will be \$ 2,136,900.00.

This amount includes the following base bids and alternates with their corresponding amounts:

Base Bid I - \$2,130,000.00
Base Bid I-Alternate 7 - \$6,900.00
Total value: \$2,136,900.00

I, Carol Bray-Cassino of El Paso Public Library
(Name) (Department or Firm)

concur with this certification on this the 23 day of July 2004.

I, Isela A. Canava of Engineering
(Name) (Department or Firm)

concur with this certification on this the 23 day of July 2004.

I, Martha of PERSPECTIVA
(Name) (Department or Firm)

concur with this certification on this the 23 day of July 2004.

I, _____ of _____
(Name) (Department or Firm)

concur with this certification on this the _____ day of _____ 2004.

PROPOSAL

TO THE HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO
EL PASO, TEXAS

GENTLEMEN:

The undersigned having familiarized themselves with the local conditions affecting the cost of work and with the Contract documents consisting of Invitation for Competitive Sealed Proposals, Information for Offerors, General Conditions, the Contractor's Proposal, Special Bid Conditions, Applicable Wage Rates, the Contract Form, plans, specifications, drawings, and addenda on file in the office of the Purchasing Department of the City of El Paso, hereby propose to perform everything required to be performed and to provide, furnish and install all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services, and to complete in a workmanlike manner all the work required for the:

LOWER VALLEY BRANCH LIBRARY

BID NO. 2004-178

within the specified limits and in accordance with the plans and specifications as prepared for the City of El Paso, including Addenda Number(s) #1-6/9/04, #2-6/9/04, #3-6/21/04, AT THE FOLLOWING LUMP SUM (Additive alternate items are given on the following pages):

BASE BID I - Construction of a new 15,000 square foot Building:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 2,130,000 -

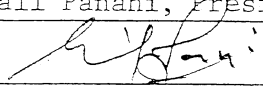
BASE BID II - Construction of a new 13,500 square foot Building:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 1,936,000 -

COMPANY NAME: Banes General Contractors, Inc.

OFFEROR'S SIGNATURE: Esmail Panahi, President

OFFEROR'S NAME: 

Offeror's Name must be typed or printed

PROPOSAL continued
This is a Best Value Procurement Project
LOWER VALLEY BRANCH LIBRARY
BID NO. 2004-178

ALTERNATE ITEMS FOR BASE BID I:

Alternate No. 6 - Stainless Steel Partitions:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 1,500⁰⁰

Alternate No. 7 - Dumpster Walls and Gates:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 6,900⁰⁰

Alternate No. 9 - Skylight:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 38,750⁰⁰

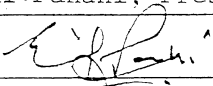
Alternate No. 10 - Exterior Lighting:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 25,000⁰⁰

COMPANY NAME: Banes General Contractors, Inc.

OFFEROR'S SIGNATURE: Esmail Panahi, President

OFFEROR'S NAME: 

Offeror's Name must be typed or printed

PROPOSAL continued
This is a Best Value Procurement Project
LOWER VALLEY BRANCH LIBRARY
BID NO. 2004-178

ALTERNATE ITEMS FOR BASE BID II:

Alternate No. 1 - Exterior Wing Wall and Fence:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 62,000⁰⁰

Alternate No. 2 - Exterior Metal Canopies:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 98,650⁰⁰

Alternate No. 3 - Flex Window Treatment:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 21,300⁰⁰

Alternate No. 4 - Wood Monocell Ceiling System:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 4,800⁰⁰

Alternate No. 5 - Visual Display Boards:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 1,500⁰⁰

Alternate No. 8 - Projection Screens:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 11,000⁰⁰

Alternate No. 9 - Skylight:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 38,750⁰⁰

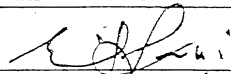
Alternate No. 10 - Exterior Lighting:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 25,000⁰⁰

COMPANY NAME: Banes General Contractors, Inc.

OFFEROR'S SIGNATURE: Esmail Panahi

OFFEROR'S NAME: 

Offeror's Name must be typed or printed

CONTRACT TIME AND LIQUIDATED DAMAGES

The undersigned Offeror agrees to commence work on a date to be specified in a written Notice to Proceed and to substantially complete the work on which he/she has bid within **THREE HUNDRED (300) CONSECUTIVE CALENDAR DAYS**.


Offeror agrees to pay as liquidated damages the sum of **FIVE HUNDRED TWENTY TWO DOLLARS (\$522.00)** for each consecutive calendar day thereafter as provided in paragraph 6.8 of the General Conditions of the Contract.

PROPOSAL

Enclosed with this proposal is a certified check or bid bond for five percent (5%) of the TOTAL bid price including base bid(s) and alternate(s) which is agreed shall be collected and retained by the owner(s) as liquidated damages in the event this proposal is accepted by the Owner within forty-five (45) consecutive calendar days after the date advised for the reception of bids and the undersigned fails to execute the contract and the required performance and payment bonds with the Owner within fourteen (14) consecutive calendar days after the date said proposal is accepted; otherwise, the said bid security shall be returned to the undersigned upon demand. **NOTE: ONLY ONE OF THE BASE BIDS WILL BE AWARDED.**

THE UNDERSIGNED OFFEROR REPRESENTS TO THE CITY AND TO THE OTHER OFFERORS THAT HIS/HER PROPOSAL, AND THE ESTIMATES ON WHICH IT IS BASED, HAS BEEN CAREFULLY CHECKED AND CONTAINS NO ERRORS, AND NOTHING HAS BEEN OMITTED OR OVERLOOKED IN DETERMINING THE AMOUNTS BID.

OFFEROR'S NAME: Banes General Contractors, Inc.

BY:  July 14, 2004
Signature Date
Esmail Panahi, President (915) 584-0404 (915) 584-2432
Print Signer's name & title Telephone Fax
P.O. Box 220550 El Paso, Texas 79913
Address City, State, Zip Code
6040 Luckett Ct. El Paso, Texas 79932
Physical Address of Business - if different from above City, State, Zip Code

IF THE OFFEROR IS A CORPORATION, THE FOLLOWING CERTIFICATE SHOULD BE EXECUTED:

I, Martha Lozano, certify that I am the Secretary of the corporation named as Offeror hereinabove; that Esmail Panahi, who signed the foregoing contract on behalf of the Offeror, was then President of said corporation; that said proposal was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.


CORPORATE SECRETARY SIGNATURE AND CORPORATE SEAL